H STREET NE CORRIDOR DESIGN GUIDELINES

Intent

The H Street Corridor can be a successful, vibrant, community-enhancing Main Street if new and rehabilitation development is sufficiently guided. A healthy mixed-use neighborhood can be permitted to grow if development, redevelopment and rehabilitation are given guidelines for placement and form.

The Guidelines presented here are intended to deliver clear descriptions for the most important elements of development, while permitting a degree of freedom to share individuality and identity. These Guidelines are not intended to present an obstacle to new investment and development.

The Design Guidelines are divided into two sections - the Development Guidelines and the Architectural Standards. The Design Guidelines are intended to provide assistance in redeveloping, rehabilitating or developing new properties along the Corridor. The Guidelines are intended to benefit the streetscape and public realm by providing a consistent building wall, building heights appropriate to location and building usage and appropriate placement of parking. The Design Guidelines are meant to be used within the context of Zoning and Land Use regulations. Development will be controlled, but permitted freedom of expression where it contributes to the character of the street.

Development Guidelines

The Development Guidelines are focused on providing guidance for three elements:

- building location;
- heights and setbacks; and
- parking location.

It is believed that these are the three most important elements of development and the areas where consistency and clarity are most required. Therefore, the Development Guidelines have been written in a simplified manner to illustrate precisely where these elements may occur and how they are to be distributed.

Based on economic and other data as well as several qualitative bases, there are three general types of development that will occur in the Study Area:

Type I - large parcel development.

Type I Development will occur on large parcels under single ownership or smaller, adjacent parcels that can be assembled into a large parcel under single ownership.

These large properties can support major mixed-use development opportunities. Parcels near Union Station with multimodal connectivity also increases the opportunity for more dense development. *See Page 4.*

Type II - single and multiple parcel development or redevelopment.

Type II Development is the most common development pattern in the study area. Type II Development will typically occur as rehabilitation of small lots and/or new infill development of small or assembled lots.

These opportunities form the backbone of future activity along H Street. This form of development is available for a variety of large and small developers and provides a huge capacity for commercial and residential space. *See Page 5.*

Type III - parking structures.

Type III Development is reserved for the construction of structured parking facilities.

If the development scenarios play out as projected, the demand for parking will increase greatly. In fact, there is already the perception of a huge parking deficit, because parking is not visible in bulk. If parking garages are located on the corridor, the guidelines will help ensure that the garages integrate with other forms of development and contribute to the functionality of the entire Corridor. *See Page 6.*

Architectural Standards

The Architectural Standards are focused on the principle building elements of structures in the H Street Corridor. The Architectural Standards categories are

- Storefronts;
- Windows and Doors;
- Awnings and Canopies;
- Walls; and
- Roofs.

The Standards are brief to accomplish the goals of a common architectural vocabulary that permits a large degree of individuality. The balance is struck by ensuring consistency in proportion, material and intent. If the Standards are met, individual expression in design can be permitted to occur organically without disrupting the consistency and streetscape.

Definitions

Building Envelope - the area of a development site that may be occupied by the footprint of new construction.

Building Frontage - the percentage of façade that must be built along the principle frontage (H Street). Building Frontage requirements ensure a more consistent street character, free of "gaps" and interruptions of the fabric.

Building Height - the number of stories permitted to meet with the Urban Design Goals.

Encroachments - Building elements such as, balconies, signage, bay windows, etc., which enhance the building elevations along the Corridor.

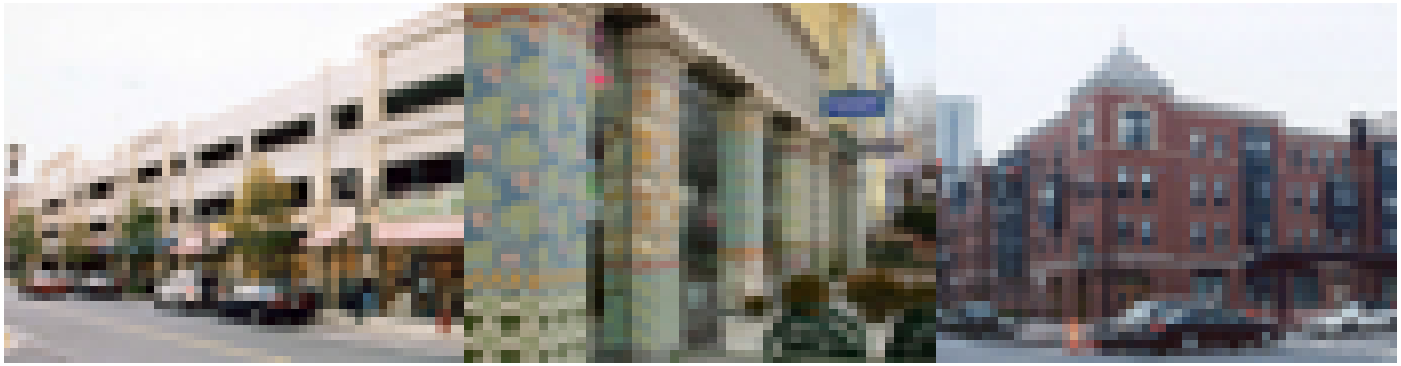
Parking - areas which are available for temporarily storing personal vehicles, generally located below grade, at the back of the parcel, or both.

Front Setback - the maximum distance permitted between the H Street right-of-way and the building wall parallel to H Street.

Side Setback - the maximum distance permitted between a side property line (not adjacent to a street) and a building wall.

Side Street Setback - the distance required permitted between the property line along a street that intersects H Street and a building wall. Side Street Setbacks only exist on corner lots.

Rear Setback - the distance required between a rear property line and a building wall.

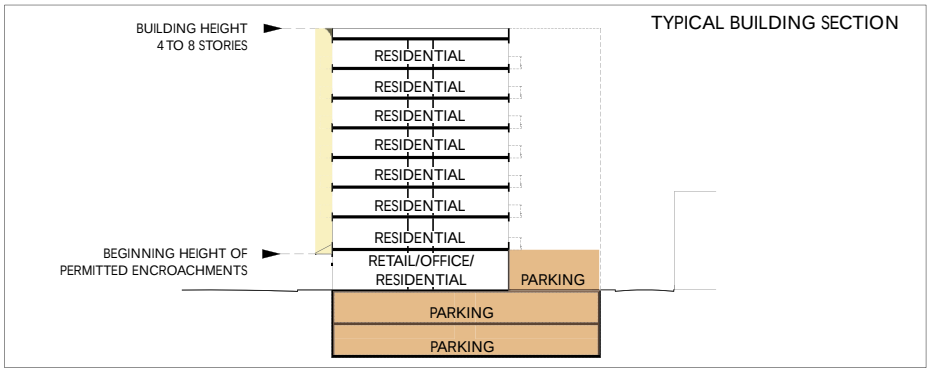


DEVELOPMENT GUIDELINES

Intent of the Guidelines for **Type I** Development

Type I Development sites include the current Capital Children's Museum site, the 200 block (south side), and the 300 block (north and south sides) of H Street, the Murry's grocery site and the former Sears site at the Eastern gateway. Each of these parcels is of sufficient width and depth to support future development of multi-story, multi-use buildings which contain enough parking to meet demands of retail, office and residential uses.

Type I Development can be encouraged in areas served by transit stops and where the needs of the largest number of people can be met.



Building Envelope. Buildings are to be set directly on the front (H Street) and side property lines (of streets which intersect H Street). In the rear, buildings may be set back from the rear property line, but are not required to create a yard.

Buildings may maximize lot coverage up to 100% of the buildable area, and should be between 4 and 8 stories tall.

Encroachments. Encroachments are permitted only at 8 feet above the sidewalk and higher. The sidewalks along H Street are not wide enough to permit building structures to enter the public right-of-way. Permitted encroaching elements include awnings, canopies, balconies and bay windows.

Parking. On site parking shall occur below grade whenever possible. Below grade parking may occur anywhere under the building envelope. At grade Parking may only exist in the rear of the lot, no less than 60 feet behind the front wall of the building. Shared parking is encouraged and would provide a reduced parking requirement.

Building Envelope	
Building Frontage/H Street Max.	100%
Building Frontage/Side Street Max.	100%
Front Setback Max.	0'
Side Setback Max.	0'
Side Street Setback Max.	0'
Rear Setback	10' to 25'
Building Height	4 to 8 stories
Encroachments	
Projection over ROW permitted above the sidewalk beginning at 8' above grade Max.:	6'
Parking Areas	
Front	Not Permitted
Side	Not Permitted
Rear	Permitted
Below Grade	Permitted

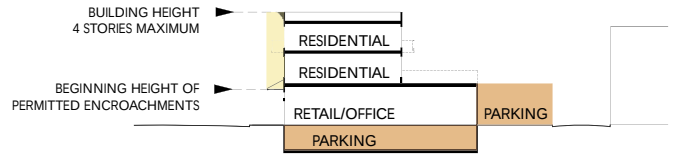
DEVELOPMENT GUIDELINES

Intent of the Guidelines for **Type II** Development

The Guidelines for Type II Development encourage small development, at a distinctively similar scale as existing H Street fabric - helping to retain and enhance the characteristics of the historic corridor.

Type II Development should continue to promote active uses at the ground floor and living space or office space above. Parking is located behind and/or below the building.

TYPICAL BUILDING SECTION

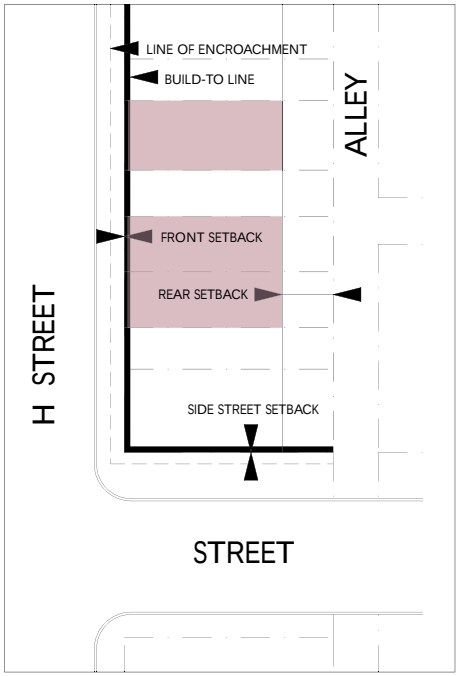


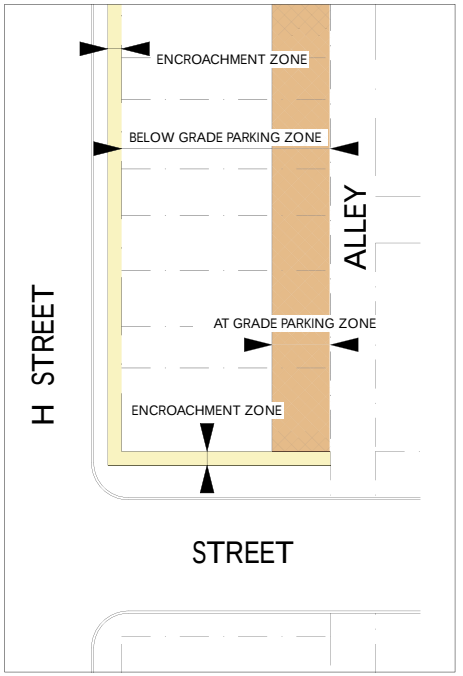
Building Envelope. Buildings are to be set on the front and side property lines. In the rear, buildings should be set back from the rear property line to allow limited parking on site. Buildings may maximize lot coverage, and should be between 2 and 4 stories tall.

Encroachments. Encroachments are permitted only at 8 feet above the sidewalk and higher. The sidewalks along H Street are not wide enough to permit building structures to enter the public right-of-way. Permitted encroaching elements include awnings, canopies, balconies and bay windows.

Parking. On site parking shall occur behind the building whenever possible. Below grade parking may occur anywhere under the building envelope. At grade Parking may only exist in the rear of the lot, no less than 60 feet behind the front wall of the building. Shared parking is encouraged and would provide a reduced parking requirement.

Building Envelope	
Building Frontage/H Street Max.	100%
Building Frontage/Side Street Max.	100%
Front Setback Max.	0’
Side Setback Max.	0’
Side Street Setback Max.	0’
Rear Setback	10’ to 25’
Building Height	2 to 4 stories
Encroachments	
Projection over ROW permitted above the sidewalk beginning at 8’ above grade Max.:	6’
Parking Areas	
Front	Not Permitted
Side	Not Permitted
Rear	Permitted
Below Grade	Permitted





DEVELOPMENT GUIDELINES

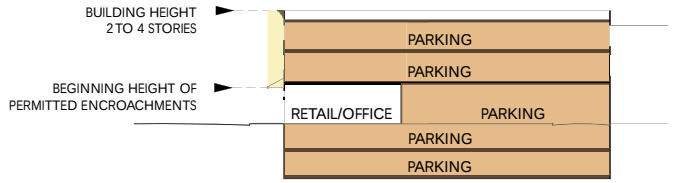
Intent of the Guidelines for **Type III** Development

Several locations for Type III Development have been considered that are centrally located and can provide parking To mitigate the impact of Type III Development along the Corridor, the structures must be fronted with ground floor uses on H Street. Mid-block structures are relieved of this requirement.

In addition (see Architectural Standards) parking garages are expected to meet all the criteria of approval as other building types on the Corridor. In order to contribute to the overall quality of the Corridor, parking structures must meet the same architectural standards as other buildings.

Parking deck placement requires careful coordination among developers, the City, merchants and residents to ensure that the need for public parking and the potential impacts the garages have on the surrounding areas are weighed evenly.

TYPICAL BUILDING SECTION



Building Envelope. Buildings are to be set on the front and side property lines. In the rear, buildings may be set back from the rear property line, but are not required to create a yard.

Buildings may maximize lot coverage, and should not exceed 4 stories in height (above grade).

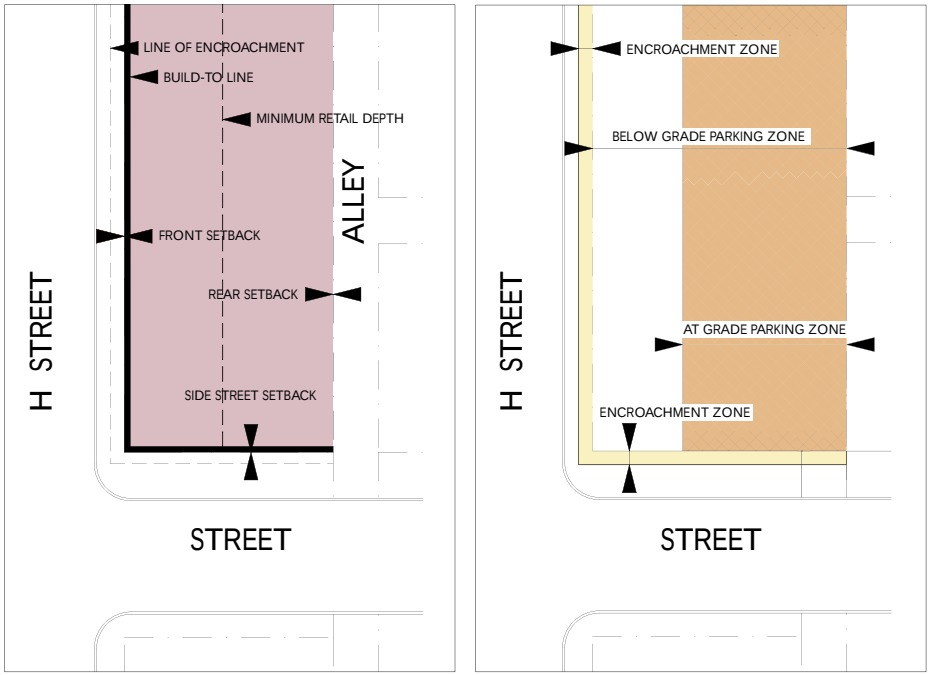
Encroachments. Encroachments are permitted only at 8 feet above the sidewalk and only along occupied building areas. The sidewalks along H Street are not wide enough to permit building structures to enter the public right-of-way. Permitted encroaching elements include awnings and canopies.

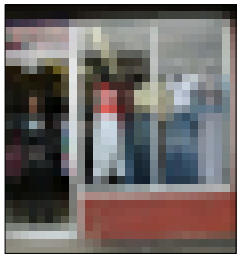
Parking. As the principal use of this development type, parking is permitted in almost any location within the building envelope and underground. The exception is a requirement for a minimum 40 feet deep reservation of space for commercial frontage on the ground floor.

Building Envelope	
Building Frontage/H Street Max.	100%
Building Frontage/Side Street Max.	100%
Front Setback Max.	0’
Side Setback Max.	0’
Side Street Setback Max.	0’
Rear Setback	10’ to 25’
Building Height	2 to 4 stories

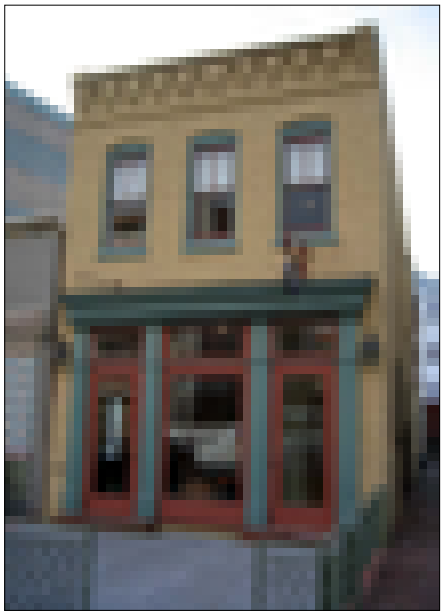
Encroachments	
Projection over ROW permitted above the sidewalk beginning at 8’ above grade Max.:	6’

Parking Areas	
Front at grade	Not Permitted within 40’ of H Street 77
Side at grade	Not Permitted within 40’ of Side Street
Rear at grade	Permitted
Above Grade	Permitted
Below Grade	Permitted

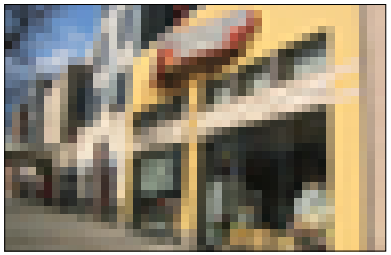




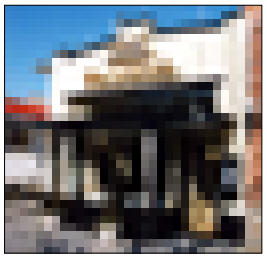
Even the simplest storefront will benefit from a tidy presentation. Quality products, high visibility and signs that say "open" and "welcome" present the right image.



A simple and strong storefront design, meeting all the Standards of Storefront Configurations. This particular storefront exemplifies the intent of good Storefront Standards - unified design, durability and creativity.



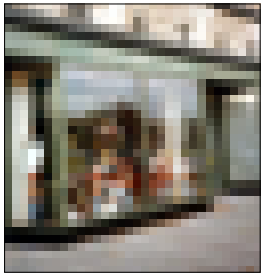
A colorful brick storefront and clear glass working together to provide a vibrant facade and clear exposure for the products inside, resulting in a thriving business.



A painted brick facade and glossy storefront finish show a refined facade to the sidewalk. The colors are complimentary and add to the sophisticated image of the restaurant.

A very clean and strong storefront system - multiple tenants in a single building that provides unified design, high visibility and durability through the selection of permanent materials and tough finishes.

Painted metal storefronts offer consistency for a multi-tenant building. Doors and windows are clear glass providing an unobstructed view to the interior and offering a pleasing streetscape.



The color scheme for this painted metal storefront of a small retailer is simple and muted in order to not compete with the display of the products inside.

DESIGN STANDARDS - STOREFRONTS

Intent

Storefronts are one of the most important physical elements of a commercial enterprise and should reflect that importance with careful design. Storefronts should be designed with a unified combination of windows and doors, signage, colors and awnings or canopies.

Storefronts should utilize durable, low-maintenance materials and finishes and should permit unobstructed views into the store - increasing visibility and promoting the business within.

Business and Property Owners are encouraged to consult the THRIVE publication (produced by the DC Office of Planning), for assistance in making decisions about storefronts.

Storefront Configurations

- Windows and doors of commercial establishments should occupy no less than 60% of the total storefront.
- Windows should be set a maximum of 18 inches above the ground and within 12 inches of the finished ceiling.
- Transom windows are encouraged above doors and storefronts.
- Black glass, opaque glass and other "false window" techniques are prohibited.
- Garage, security and service doors shall not face a street.
- Wire mesh security grilles shall be mounted on the inside of buildings.

Storefront Materials

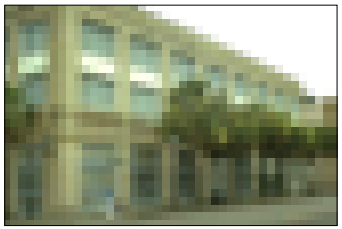
- Storefronts may be made of brick, wood, metal or glass, or a combination of these materials.
- Windows and doors of commercial enterprises may be made of wood (left natural or painted) or aluminum. Aluminum windows and doors may be finished with electrostatic paint.
- Windows and doors of commercial enterprises shall uses clear (not frosted, textured or otherwise affected) glass providing an unobstructed view into the store of no less than 12 feet.
- Doors which are part of the storefront shall be more than 50% clear glass.
- Solid "security" doors with no opacity shall not be located on H Street or Side Street elevations.

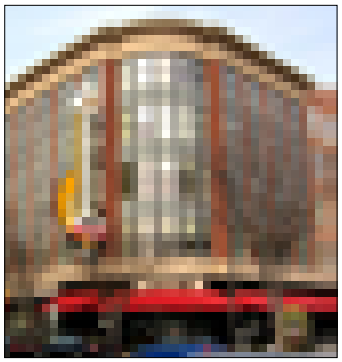
Storefront Finishes

- Brick storefronts may be left unpainted or may be painted any high gloss color.
- Wood storefronts may left natural be painted any high gloss color.
- Metal storefronts may be left natural or may be finished in any high gloss color.
- One trim color may be used in addition to the principal color of the storefront system.

The heritage of H Street architecture includes vertical proportions for windows and other openings. The windows above are rectangular with the long dimension running vertically. New buildings should honor the heritage by using the same architectural "vocabulary".

The simple window shapes and consistent proportions provide a "baseline" for H Street's historic architecture. When proportions are consistent, color and materials change to add the vibrancy, like in the above example.

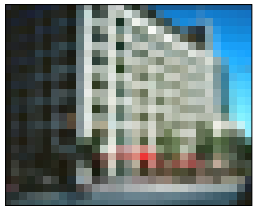




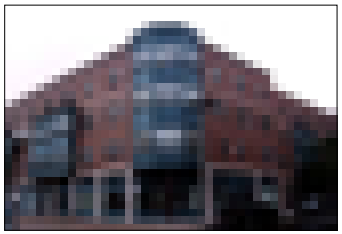
Structured parking facility (top) or office building and retail (above), all openings in buildings must be vertical rectangles. This way, buildings are compatible with one another, regardless of use.

Brick buildings with wood windows are outfitted with brick lintels and stone window sills.

A masonry building, finished in stucco, expresses the sill on a window, but is not required to express a lintel - in keeping with traditional building technique.



Curtain wall construction does not typically express either lintel or sill and buildings with this construction type are excepted from including them. Proportions must remain consistent regardless of wall material.



Window proportions at the ground floor are large to maximize visibility, while the upper story windows reflect the more private residences. Throughout the building, however, the openings are vertically oriented rectangles.

DESIGN STANDARDS - WINDOWS & DOORS

Intent

Windows and doors provide building detail. It is important that all of the buildings follow some general standards of proportion and placement, then are given the freedom to explore other design elements.

Windows and doors should be in the proportion of rectangles and squares to express height and volume.

Windows should be operable and be set into window openings a minimum of 2 inches to provide a shadow line and express the depth of the building.

Doors are intended to be located appropriately (service doors, for instance are not permitted on a frontage).

Window & Door Configurations

- A window or door "opening" consists of the rough masonry opening or rough wall opening into which the window or door is placed. All window and door openings shall be vertical in proportion, and any subsequent divisions of openings (lites, sashes, etc.) shall also be in the configuration of vertically oriented rectangles.
- Vertically-oriented rectangular windows may be grouped or "ganged" in a horizontal opening whose length does not exceed twice its height.
- Windows and doors shall be located no less than 24 inches from building corners.

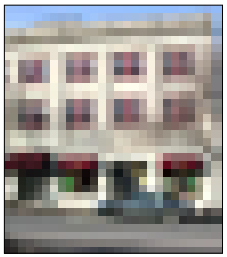
Window & Door Materials

- Window frames may be wood or metal.
- Doors may be wood, glass or steel.
- Doors on a front or side of a building shall have raised panels or glass, and door operating hardware (handsets or leversets) on the outside of the door.
- Brick facades shall have openings with lintels and sills made of brick, stone or concrete at all windows and doors except the storefront.
- Masonry buildings with a stucco finish shall have stone or concrete sills, and are not required to express a lintel at window and door openings.
- Buildings with metal, glass, concrete or stone panels are not required to express lintels or sills at window openings.

Window & Door Finishes

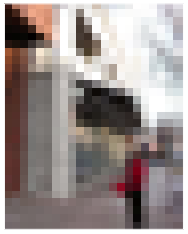
- Windows and window lites shall be clear glass. Black glass, "spandrel glass" and other "false window" techniques are prohibited.
- Windows and doors, frames may be painted any color that is consistent with the design of the building.
- Visible window and door hardware shall be metal and remain unfinished.

A series of canopies that provide rain protection and a unifying element to a series of storefront windows. At the corner, the canopy even provides a spot for simple signage in the form of metal letters.

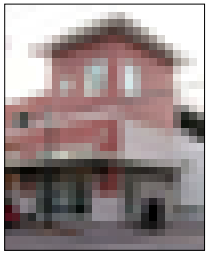


Awnings can provide shade and shelter and are permitted to provide another form of signage. At left, a boutique store chooses the valance as the only signage. At right, a national retailer meets the standards.

An historic canopy rendered in wood, glass and metal provides shelter at the front door to a restaurant. This canopy also provides housing for small light fixtures to mark the entry.



Two examples of acceptable awning types. On the left, a metal structure supports awnings of canvas. On the right, a more modern structure with the same result - shade and weather protection - and a unique design.



Awnings can provide shade and shelter and are permitted to provide another form of signage. At left, a boutique store chooses the valance as the only signage. At right, a national retailer meets the standards.

DESIGN STANDARDS - AWNINGS & CANOPIES

Intent

Awnings and canopies (rooflike structures extending over a door or window) may be used if their purpose is principally functional - to afford protection from sun and rain. Awnings and canopies have a history along the H Street Corridor of providing shade to the storefront and shelter from the elements. New awnings and canopies are to be incorporated into building design for the same purpose as their historical precedent - and their design must reflect their utility.

While awnings and canopies may incorporate lettering and icons, they are meant to be used primarily for climatic reasons and secondarily as a location for commercial graphics.

Awnings and canopies are to be used only at the ground level, to reinforce the character of the commercial corridor.

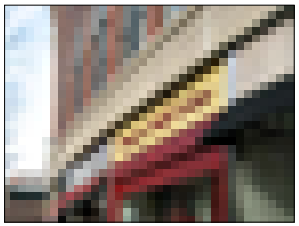
Design Standards for Awnings

- Awnings shall be permitted to encroach over the sidewalk.
- Awnings may be mounted inside window frames or above windows, below transoms.
- Awnings shall be permitted on any building, beginning at a height of 8 feet above the sidewalk. No portion of the awning shall drop below a height of 7 feet above the sidewalk.
- Awnings shall be triangular in section. Awnings shall not have a panel on the underside.
- The internal structure of awnings shall be metal. Awnings shall be made of canvas or solution-dyed acrylic fabric.
- Awnings may have lettering/icons on the valance only.
- Awnings shall not be internally illuminated, but may be lighted from above by shrouded fixtures mounted to the building wall.

Design Standards for Canopies

- Canopies shall be permitted to encroach over the sidewalk.
- Canopies shall be permitted on any building, beginning at a height of 8 feet above the sidewalk. No portion of the awning shall drop below a height of 7 feet above the sidewalk.
- Canopies shall be triangular in section. Awnings may have side panels, but shall not have a panel on the underside.
- Canopies may have lettering/icons on the valance only. Lettering may be applied to the edges of canopies, or may be placed on top of the canopy at its front edge.
- Canopies may not be internally illuminated.
- Canopies shall be made of canvas or solution-dyed acrylic fabric.
- Canopies shall be made of wood, metal or glass.

These buildings clearly express "base", "body" and "top" through the use of trim at different levels, and by changing from brick to other materials.



This building marks a transition from "base" to "body" through the use of trim along a level line. The change from a variety of storefront materials to brick is consistent with the standards.

DESIGN STANDARDS - WALLS

Intent

Buildings along the H Street Corridor should reflect their importance and permanence with walls of masonry or metal. Brick is the most prominent building material in the area and its use will continue to solidify the character of the Corridor.

More modern materials are permissible and available, and while brick will continue to be the most common building wall material, the use of additional materials can assist in creating a memorable and unique streetscape.

Standards

All elevations visible from the public realm shall be designed as "fronts". Buildings occupying corner lots have two frontages and shall treat both visible elevations with equal attention.

Blank walls or blind facades are not permitted.

Every building shall clearly express a base, a body and a top.

Transitions from base to body shall be made in one of two ways:

- Horizontally, through a shift in vertical plane toward the interior, or
- Vertically, through a change in building materials or the use of trim along a level line.

Transitions from body to top shall be made in one of two ways:

- Horizontally, through a shift in vertical plane toward the exterior, or
- Vertically, through a change in building materials or the use of trim along a level line.

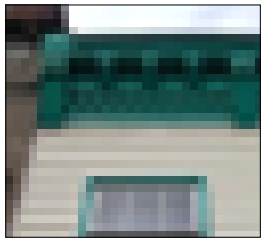
Walls may be finished in brick, stucco, metal or lightweight concrete panels, or architectural glass panels. More than one material may be used. Transitions in wall materials must occur along all visible sides of a building, and shall always follow a horizontal and level line.

Flat roofs for all buildings are the standard. Elaboration of the roof is most appropriate as a combination of 2 elements - a parapet wall and a decorative cornice at or near the top of the wall.

Flat roofs, the norm for the Corridor, can overhang the building walls, provided the building is finished with a decorative soffit detail as shown. The soffit of this building also provides a convenient location for soft lighting

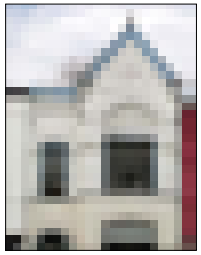
Roof equipment for this building is screened by a metal parapet wall that extends above the flat roof. The parapet also offers a dimensional element for the building top, as it provides additional texture and depth.

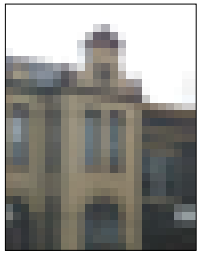
Cornices of varying complexity and form decorate an otherwise simple collection of buildings. A cornice provides the opportunity to provide individual expression while not jeopardizing consistency in the architectural language.



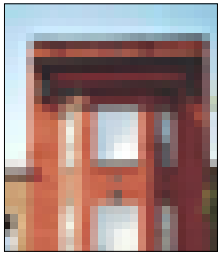
At left a wood cornice is bracketed to offer support to the overhang while a decorative brick parapet provides a simple building cap. At left, another common wood cornice detail, painted to match the trim.

The dome used on this building reflects the standard for non-flat roof configurations. The area under the dome is under 500 square feet, placed to reflect the corner and main entry, and finished in metal.





Parapet walls, like horizontal cornices) have a local history of being quite elaborate as these two examples show. Each is simply an extended wall above the roof, serving to provide additional character to the facade.



An elaborate, historic cornice, (above, left) placed just below the brick parapet wall and painted to match trim elements. The cornice at the top of this mixed-use building (above, left) is more simple, providing an elegant "cap".

DESIGN STANDARDS - ROOFS, PARAPETS & CORNICES

Intent

H Street has generally comprised buildings with flat roofs. Sloped roofs ("hips" and gables) are less prevalent and are reserved for corner locations and other special places along the Corridor. The Design Guidelines express flat roofs as the dominant form for all building types, allowing for other roof forms in limited doses.

The two additional elements of roofs on the H Street Corridor are the parapet (a small wall extending above the roof plane) and the cornice (a horizontal trim that usually projects from the wall with ornamentation at or very near the top of a building).

Parapets have an additional use - to hide equipment and roof projections from street-level view. Cornices are purely decorative and offer a relief from the reserved architecture of the rest of the building. The use of elaborate cornices is encouraged as a reference to the historic architecture of the Corridor.

Design Standards for Roofs

- Building roofs shall be flat.
- Other roof shapes (hips, gables, domes) may be used on one portion of a building, not to exceed 500 square feet in plan.
- Flat roofs may be constructed of any material (permitted by all applicable building codes), while other roof shapes shall be finished in metal or natural slate tiles.
- Flat roofs shall include a parapet above the roof facing any front or side street. *Refer to Standards for Parapets.*
- Any equipment placed on a building roof shall be screened by parapet walls or other devices rendering the equipment invisible from the street.
- Roofs extending beyond the building wall and are highly visible from below shall have a finished, decorative soffit.

Design Standards for Parapets

- Parapets shall be made of an approved wall material and may be covered by an elaborated cornice of an approved material and configuration. *Refer to Standards for Cornices.*
- Parapets shall be a minimum of 18" high, measured from the highest point of the finished roof.

Design Standards for Cornices

- Cornices shall be made of brick, stone, precast concrete, wood or synthetic material (Fypon or equal) meant to appear like wood.
- Cornices shall be located at or very near the top of the building, in keeping with local historical vernacular.